

EUCALYPTUS GROVE HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES
THURSDAY, DECEMBER 12TH, 2024 (6PM) Meeting Room & via Zoom

1. CALL BOARD MEETING TO ORDER – CONFIRMATION OF QUORUM

Meeting was called to order at: 6:02 pm

Board Members present

Craig Nicholson - President
Joe Mora - Vice President
Christine Hall - Treasurer
Colin Smith - Member-at-Large
Tamara Simmons - Secretary

Managers & Employees present:

James Nguyen of Bartlein
Julia Ambat, Scribe

Homeowners present:

Kimberly Ray #135
Bill Rauch #351
Erika Herrera #209
Cathy Leyva #369

2. REQUEST BY OWNERS IN ATTENDANCE / VIA CORRESPONDENCE / PHONE –

Open Forum (unless it's an emergency, it'll be put on next month's agenda); Bd to consider request & possibly vote. Each unit has about 3 minutes to address their concern to the Board.

Kimberly Ray: Kimberly inquired about replacing her front door and stated that Don from Beachside inspected it and confirmed the door frame has wood rot. As with windows and window frames, the owner is responsible for the repair and replacement of the door and frame. Kimberly also asked the Board to consider installing an awning for her front door since it is exposed. The association suggested a screen door and encouraged her to provide a design proposal for the Board's review.

Bill Rauch: to be discussed under agenda item 5b.

Erika Herrera: Erika had several questions regarding the budget and reserve study, which were explained.

Cathy Leyva #369: Personally thanked James for his hard work and contributions to the association.

Tamara on behalf of unit owner Danny #254: Danny reported concerns regarding water issues near his unit. A roofing company had been previously approved to install small gutters to redirect water away from his patio, but the work has not been completed. James will address this. Danny also reported that the gym doors are frequently left open. The Board discussed installing spring-loaded doors to resolve the issue. Danny also noted that the 35-lb weight plates are missing.

APPROVAL OF PRIOR MEETING MINUTES (11/7, 11/13, 11/14/ 12/5)

a. Regular Session

Joe moved a motion to approve the 11/7 meeting minutes. Colin seconded. This was unanimously approved.
Joe moved a motion to approve the 11/13 meeting minutes. Colin seconded. This was unanimously approved.
Joe moved a motion to approve the 11/14 meeting minutes. Craig seconded. This was unanimously approved.
Joe moved a motion to approve the 12/5 meeting minutes. Colin seconded. This was unanimously approved.

b. Executive Session Summary (11/14 - Fine to be paid; 12/5 - new management)

Joe moved a motion to approve the 11/14 executive meeting minutes. Craig seconded. This was unanimously approved. The 12/5 executive session minutes were tabled.

4. TREASURER, OFFICERS & COMMITTEES

a. Reading of the Treasurer's Report.

Reading of the Treasurer's Report. See attached Financial Summary & Balance Sheet
Operating Expenses are about 16+% below budget thru end of last month on cash basis



Suggested Motion: Move to approve the Treasurer's report and confirm the Board has reviewed all financial information each month as required by Civil Code Section 5500 including, but not limited to, the Association's check register, monthly general ledger, and delinquent assessment receivable reports. Furthermore, as required by Civil Code Section 5380, the Board has approved all transfers of funds to and from the Association's bank accounts, and has approved any two authorized signers on the Association's bank accounts to transfer funds from reserves in an amount necessary to pay for expenditures as described in the Assoc's budget or otherwise approved by the Board. Last month payroll: Pool - \$1,792.56 (YTD \$8,289.26); Caretaker: \$1,532.72 (YTD \$8,409.72); Scribe: \$1,918.91 (YTD \$10,855.50)

James read through the Treasurer's Report. During the discussion, Chris inquired about a \$600 charge from the accountant, which involved a phone call from the Board President to clarify various discrepancies.

Joe moved to approve the Treasurer's Report, including the suggested motion, and Colin seconded. The motion passed unanimously.

Joe moved a motion to transfer \$3,570 from reserves to reimburse #351 for recoating their front landing deck. Tamara seconded. This was unanimously approved with Chris abstaining.

James also confirmed that Farmers is allowing the association to make installment payments.

b. Landscape recommendations & proposals – tree work

The concrete pouring at 7632 is complete. Maintenance has been done outside the railroad gate, and two drain lines from Ellwood School were repaired to prepare for the rain. New lines now direct water to the creek to prevent erosion, and the work was finished today.

All removal and trimming of trees discussed at last month's board meeting have been completed. Craig moved a motion to approve the invoice from Mark Crane Tree Services for \$15,000 for the tree removal and trimming. Joe seconded. This was unanimously approved.

c. Committees (Grounds, EV, Architectural, Website, Solar, Events, etc.)

Nothing to report.

d. Caretaker or pool report

Nothing to report.

e. Vendor evaluations

Big Green: Joe raised concerns about the cleaning of a trash enclosure near 7610, including a long-neglected banana peel. Joe also reported an incident where a Big Green employee rudely interrupted a meeting. Craig also mentioned Big Green is back to not properly stocking dispensers and providing complete service at the pool. Tamara suggested conducting a vendor review for Big Green and considering a return to the previous vendor. This will be discussed at the February board meeting.

Beachside: The Board commended Beachside for scheduling gas line replacements at 7630 to minimize the time owners were without gas service.

PRIORITY ITEMS NEED TO BE DISCUSSED / RESOLVED:

Old Business: 5 #a, b, c, d, e, f, g, h

New Business: 6 #a, b, c

5. OLD BUSINESS (Board to consider, review and possibly vote on...)

a. 7630 Gas lines replacement

The city will conduct testing next Tuesday or Wednesday. Gas service will be shut off from 8:00am to 4:00pm until city approval is granted. Once approved, Beachside will handle relighting for all units.

b. #351 - reimbursement for deck resurfacing



Joe moved a motion to approve the reimbursement for #351's front landing resurfacing. Colin seconded. This was unanimously approved with Chris abstaining.

c. Insurance related: Revised No BBQ policy sent 10/25/25; need to officially approve

After completing the public review period, the revised policy to ban the use of open-flame barbecues and heaters can now be adopted. Chris moved to officially approve the policy. Craig seconded. Tamara clarified that barbecues must be located at least 10 feet away from any structure, not just overhangs. The motion was unanimously approved. Colin volunteered to update the Grove Rules on our website to reflect the new policy.

d. 7626-ins. claim: Rec'd \$457,742.38; Submitted on 10/17/24 for retainer / depreciation and supplemental disbursement from carrier; Owner #229 claim

James secured a promise for the supplemental funds related to allowed recoverable depreciation, but not the overage. The carrier also denied owner #229's claim for further supplemental reimbursement. James has informed the owner.

e. Updating the gov docs: Requested amendment; Received draft #3 of complete restated CC&Rs from atty
The draft received was not the amendment requested. Craig stated he thinks elements of this new CC&R do not align with the Board's desired changes. Additional updates to the full CC&Rs were believed to reflect changes in the civil code since the last revision. Colin moved to table the discussion. Chris seconded. The motion was unanimously approved.

f. Storage room at 7610: remediation needed

Joe moved to accept the \$5,245.32 proposal from Blu Sky for mold remediation in the storage room at 7610. Tamara seconded and Chris asked for confirmation that the proposal includes all necessary preparatory work. Joe confirmed it does. The votes were as follows: Joe, Craig, Colin, and Tamara in favor; Chris abstained. The motion passes.

g. Annual Meeting 1/9/25 at 6PM at GVCC (Chris' & Joe's terms are expiring) - send notice

The annual meeting will take place in Room 6 at GVCC. Tamara volunteered to create a Zoom link for the Board meeting.

h. Ins claim re: former owner #264 (Jauchen)

Discussion tabled.

i. Repairs: roof; dryrot; painting; gutter cleaning: approval and/or ratification of proposals & invoices (if any);

Craig made a motion to ratify \$99,337.78 for insurance coverage. Colin seconded. This was unanimously approved.

j. Gas lines identification projects - installing tags on each line (Jim Dewey);

Discussion tabled.

k. Repairs & bids: DG paths; V-Ditch; Sidewalk; (if any)

Discussion tabled.

l. Consolidated Overhead upgrades to gates, gym & pool access control

Discussion tabled.

m. Pool facilities & sauna; other related issues; handicap seating;

Discussion tabled.

n. Signs: Address, pathways, directional, speed limit, no trespassing, pool area

Discussion tabled.

o. EV charging stations

Discussion tabled.

p. Inspection of elevated walkways & balconies - by Focused Group

Discussion tabled.



q. Fire safety-quote for radios / walkie-talkie; Air table.

6. NEW BUSINESS (Board to consider, review and possibly vote on...)

a. Annual audit / review & Tax Returns by CPA

Joe moved a motion to approve the annual audit. Tamara seconded. This was unanimously approved.

b. Patio furniture for smoking areas

Discussion tabled.

c. Central BBQ area

Discussion tabled.

d. Carport roofs full of debris

Craig moved to approve the removal of excess debris from the carport roofs near 7620, where trees were recently removed. Colin seconded the motion, and it was unanimously approved with Joe abstaining.

The board moved to executive session at 7:16pm.

e. Replacement of stair treads & brackets

Discussion tabled.

f. Rekeying common doors

Discussion tabled.

g. Other items to be put on next month's agenda

Discussion tabled.

7. EXECUTIVE SESSION

If needed: (Executive Session may only be used to discuss litigation, contracts with 3rd parties, member discipline, personnel, upon an owner's request to discuss payment of assessments, foreclosures, disability requests, legal advice, censure of a director, or mental illness of a member); levying fine

- Late payers through end of last month (balances of \$500 or more):
- Internal Dispute Resolution / Levy fines / Bankruptcy / Foreclosure / Small Claims / Write off

8. ADJOURNMENT at 7:36pm (Scheduled meeting 1/9/2025 @ 6PM IN PERSON @ GVCC & via Zoom)

Prepared By: Julia Ambat (Scribe)

